



Minutes
Architectural Review Board
March 13, 2017
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

John Harris, Chair
Sabina Weitzman, Vice Chair
Susan Pates
Jon Van Zandt
Jonathan Gerlach

Members Absent

Ken McFarland
Kerri S. Barile

Staff

Kate Schwartz
Camilla Jacobs

Mr. Harris called the Architectural Review Board meeting to order at 7:00 p.m.

OPENING REMARKS

Mr. Harris determined that a quorum of five members was present and asked if public notice requirements had been met. Ms. Schwartz stated that they had.

APPROVAL OF AGENDA

Ms. Weitzman made a motion to approve the agenda as submitted. Mr. Van Zandt seconded. The motion carried 5-0.

APPROVAL OF MINUTES

Mr. Harris asked if there were any changes or additions to the minutes dated February 13, 2017.

Ms. Weitzman made a motion to approve the February 13, 2017 minutes as presented. Mr. Gerlach seconded. The motion carried unanimously.

Mr. Harris asked if there were any changes or additions to the minutes dated February 27, 2017. Mr. Van Zandt made a motion to approve the February 27, 2017 minutes as presented. Ms. Pates seconded. The motion carried unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Mr. Harris asked if any Board member had engaged in any *ex parte* communication on any item before the Board.

Ms. Weitzman stated she had a discussion regarding COA 2017-18 at 200-202 Caroline Street regarding the need for ARB approval and the application process.

DISCLOSURE OF CONFLICTS OF INTEREST

Mr. Harris asked if any Board member had a conflict of interest for any item before the Board.

Mr. Gerlach stated he was the attorney of record for COA 2017-03 at 809 Caroline Street and would recuse himself from that item.

PUBLIC HEARING

A. New Business

Signs

- i. **COA 2016-76 – 907 Princess Anne Street** – The Fredericksburg Area Museum requests to install new signs, including banners, wall-mounted signs, one hanging sign, and a monument sign, as well as exterior lighting for the museum building.

The applicant, Sara Poore, representing the Fredericksburg Area Museum was present. She said they were working on a better lighting plan which was no longer included for this approval.

There was no public comment.

Mr. Gerlach questioned the sign area calculations as defined in the City Code and asked for clarification from staff as to how the banner area had been calculated. Ms. Schwartz said that the Development Administrator had determined that it was appropriate to calculate the sign area of the banners without including the background imagery, which would be considered as public art. Mr. Gerlach said that he believed the calculation did not meet the standards referenced and could not support the project as a result.

Ms. Weitzman commented that assuming these banners will change to represent different artwork, then this is a display strategy that is typical of museums across the country. She said she doesn't see this as setting a precedent and believes it is appropriate for the site.

Mr. Gerlach asked if the banner on William Street would be attached into the sandstone foundation. Ms. Poore said the banner would be reduced in size to four feet by eight feet in order to use existing attachment points on the building.

Mr. Van Zandt made a motion to approve the application as submitted. Ms. Weitzman seconded.

Ms. Weitzman asked how staff and boards maintained checks and balances on zoning approvals. Ms. Schwartz said that several parties were responsible for approving all elements of sign permits or other development applications. Ms. Schwartz said this application would be reviewed by the Development Administrator for consistency with the Unified Development Ordinance. Ms. Pates offered a friendly amendment to ensure that the application was in compliance with all zoning regulations.

Mr. Van Zandt accepted the friendly amendment to the motion. The motion carried 4-1 with Mr. Gerlach against.

- ii. **COA 2017-12 – 205 Hanover Street** – Samuel Thomas requests to install signs for the Alan Chalmers Fine Menswear business, including door and window decals and one hanging sign.

The applicant, Sam Thomas, was present. He commented that their sign may be fabricated out of a composite rather than carved wood, but would resemble carved wood.

There was no public comment.

Ms. Weitzman made a motion to approve the application as submitted. Ms. Pates seconded. The motion carried 5-0.

- iii. **COA 2017-13 – 205 William Street** – Joy Crump requests to install a wall-mounted iron bracket and hanging sign for the Mercantile restaurant.

The applicant was represented by the business co-owner, Beth Black, 433 Hanson Avenue.

There was no public comment.

Mr. Van Zandt made a motion to approve the application as submitted. Mr. Gerlach seconded. The motion carried 5-0.

- iv. **COA 2017-14 – 620 Caroline Street** – Brad Bradsher requests to install signs and a fabric-covered awning above the entry door for the Italian Station business.

The applicant, Brad Bradsher, was present.

There was no public comment.

Ms. Weitzman made a motion to approve the application as submitted. Ms. Pates seconded. The motion carried 5-0.

Accessory Structures

- v. **COA 2017-15 – 1323 Caroline Street** – Elizabeth Sale requests to construct accessory structures including an exterior masonry fireplace and wood pergola, extend an existing brick wall, and construct wood fencing at the rear of this single-family residence.

The applicant, Betsy Sale, was present.

There was no public comment.

Mr. Gerlach asked for confirmation regarding the height of the fence. The applicant said they would like the fence to be the tallest permitted. Staff confirmed this would be six feet in height.

Ms. Weitzman asked applicant when a material choice for the pergola would be made. Ms. Sale said they were pricing a tropical hardwood or pressure-treated lumber treated with a stain. She said the goal was to ensure the structure was rot resistant.

Mr. Van Zandt made a motion to approve the application as submitted. Ms. Weitzman seconded. The motion carried 5-0.

Exterior Alterations

- vi. **COA 2017-16 – 308 Princess Elizabeth Street** – Andre Lucas requests to reconstruct a 225 square foot, one-story rear addition with details to match the existing single-family residence.

The applicant, Andre Lucas, was present. He said he was representing his father, the property owner.

There was no public comment.

Mr. Gerlach asked if the applicant would be reusing the existing foundation. Mr. Lucas said they had strengthened the existing footings with additional concrete and rebar and they would be reused in place.

Ms. Weitzman made a motion to approve the application as presented. Mr. Gerlach seconded. The motion carried 5-0.

- vii. **COA 2017-17 – 616 Prince Edward Street** – Christina Palmeri requests to construct a deck at the south side elevation of this single-family residence.

The applicant, Christina Palmeri, was present. Richard Dynes was also present to represent the application. Ms. Palmeri commented that they are reestablishing access to the backyard from the first floor, which had existed previously.

There was no public comment.

Mr. Gerlach asked if composite decking needed to be painted. Ms. Schwartz said that painting composite materials provided an appearance that was more compatible with traditional materials, such as wood. Painting the materials would also help it to blend with the house. Ms. Palmeri confirmed that the composite was paintable and said that she wanted it to blend with the house.

Ms. Weitzman commented on the railing design shown and said she believed its lack of detailing would make it stand out. She suggested ensuring that the railing had a solid cap along the top and the bottom to provide a more traditional look and ensure that it would hold up to the elements. Mr. Dynes said that any additional detailing would be fine.

Ms. Weitzman made a motion to approve the deck as presented with the condition that the wood railing be constructed with a distinct cap, rather than as rendered. Ms. Pates seconded. The motion carried 5-0.

- viii. **COA 2017-18 – 200-202 Caroline Street** – Susan Sims requests to replace the existing wood entry steps at the two front porches for this single-family residence with new brick steps.

The applicant, Susan Sims, was present.

There was no public comment.

Ms. Weitzman made a motion to approve replacement of the steps as submitted. Mr. Gerlach seconded. The motion carried 5-0.

B. Continued Cases

- i. **COA 2017-02 – 210 Ferdinand Street, 1 & 3 Learning Lane, and 2100 Cowan Boulevard** – Dr. John B. Gordon III, on behalf of Fredericksburg City Public Schools, requests to install new freestanding signs at Hugh Mercer Elementary School, Original Walker-Grant Center, Lafayette Upper Elementary School, and Walker-Grant Middle School.

Lawrence Tressler, of Downey & Scott, was present to represent Fredericksburg City Public Schools.

There was no public comment.

Ms. Weitzman suggested that the font and capitalization style on the sign match the style of the lettering on the building entrance canopy.

Mr. Van Zandt recommended that the sign be capped with aluminum to help it align with the style of the building.

Ms. Weitzman made a motion to approve the Walker-Grant Center sign as presented with the recommendation that the lettering font and capitalization match the school design and that a metal cap be included at the top of the sign. Mr. Van Zandt seconded. The motion carried 5-0.

- ii. **COA 2017-03 – 809 Caroline Street** – Wendy Young requests to remove the existing awning and install new signs, including vinyl decals and dimensional brass lettering, for the Pye & Co. business.

The applicant was represented by Tammy Pettus, co-owner of the Pye & Co. business.

There was no public comment.

Ms. Weitzman asked about the type of plantings that would be used for the flower boxes. Ms. Pettus said they would be using a rot-resistant wood that would be painted to match the storefront. She said they would be using seasonal flowers and watering with a watering can and a step ladder. Watering would occur in the mornings or evenings so as not to impact the public.

Ms. Pates commented that her flower boxes were lined with tin and that it was an easily reversible item.

Ms. Weitzman asked the Board if flower boxes made sense at that height above the storefront. Mr. Van Zandt said that it is an interesting look that adds interest to the façade. He recommended watering cautiously and not allowing water to gather on wood elements of the storefront in order to avoid rot and deterioration.

Mr. Van Zandt made a motion to approve the application as presented. Ms. Pates seconded. The motion carried 4-0-1 with Mr. Gerlach abstaining.

- iii. **COA 2017-06 – 623 Caroline Street** – Greg Shalawylo requests to install a gazebo at the rear northeast corner and a smokehouse accessory structure along the north side of the Chimneys property.

The applicants, Greg and Sharon Shalawylo, were present.

Public Comment:

Danae Peckler, 1410 Prince Edward Street, commented that the Historic Fredericksburg Foundation, Inc. and the Virginia Department of Historic Resources both hold easements on the property. The easement terms state that no additional structures may be built on site without the express permission of the easement holder. She said they had not had the opportunity to fully evaluate the project.

Ed Sandtner, 132 Caroline Street, said he was concerned about the addition of another concrete slab on the property unless it could be removed at the time the tenants vacated the property.

Mr. Shalawylo said that brick pavers could be used in place of a concrete slab.

Ms. Weitzman asked if the application had changed since the last time it was presented. Ms. Schwartz outlined the changes to the application.

Mr. Gerlach asked if the Board's decision should be conditioned on approval of the easement holder. Ms. Schwartz said they these were two separate processes and the easement was not in the City's purview, but that it was appropriate to allow time for the applicant to work with the easement holders.

Ms. Pates inquired about the safety and Ms. Schwartz commented that the plans had been reviewed by the Fire Marshal. The applicant addressed the need for the concrete pad under the smoker, required by the Health Department.

Ms. Weitzman commented that it was a challenging project. The applicant commented that a smoke house is very different than a simple BBQ restaurant. They want to establish a venue for weddings and other events and to take better care of the property and rear yard.

Ms. Weitzman felt there were too many light fixtures shown on drawing. Mr. Shalawylo said that the light fixtures were similar to the colonial lights downtown, but would be smaller than shown on the drawing. Ms. Weitzman said they needed those details shown in drawings in order to understand the request.

Ms. Weitzman also commented that the gazebo shown was a ubiquitous shape and could better coordinate with the character of the house.

Ms. Pates said she believed more time was needed to consider the application and that she wanted to hear from the easement holders. Mr. Harris asked representatives from HFFI when they would be considering the project. Emily Taggart-Schricker, representing HFFI, said the

committee would be meeting before the ARB's April meeting. Danae Peckler commented that she had spoken to a DHR representative as well.

Ms. Weitzman made a suggestion to table the application until April and asked the applicant to address the issues raised in staff report and to provide illustrations to show exactly how the requested items will appear. Mr. Shalawlyo said his biggest concern was putting a roof over the smoker so that he could operate the business.

Mr. Van Zandt made a motion to table the application until the April 10 meeting. Mr. Gerlach seconded. The motion carried 5-0.

- iv. **COA 2017-07 – 720 William Street** – Jason and Heather Cohen request to construct a new 2,860 square foot, two-story addition attached to the rear and west side of the existing residence.

The applicants, Jason and Heather Cohen, were present. Charles Aquino, the project architect, was also present.

There was no public comment.

Mr. Gerlach asked if there was a conservation or preservation easement on the property. Mr. Cohen confirmed that there was not.

Ms. Pates said she could not support this application and that it did not meet standards two and five. She said it is a jewel of a Queen Anne house.

Ms. Weitzman apologized for missing the work session, but said that it yielded a positive result. She said the new construction respects the historic house and celebrates its architecture. She thanked the applicants for working with the Board.

Mr. Gerlach made a motion to approve the application in accordance with the staff recommendation. Mr. Van Zandt seconded. The motion carried 4-1 with Ms. Pates against.

- v. **COA 2017-08 – 1010 Caroline Street** – Sean Haynes requests to make exterior alterations to this former department store building including adding windows at the second floor, altering the storefront entrances, adding a full-length metal awning, and installing signage and lighting.

The applicant, Sean Haynes, was present. Lee Shadbolt, the project architect, was also present.

There was no public comment.

Mr. Gerlach inquired about the awning projection and the sidewalk railings shown in the rendering. The applicant said the awning would project out 4 feet, the railing was no longer included, and the Bradford Pear Trees will be removed by the City.

Mr. Van Zandt thanked the applicants for working with the ARB on the project. Mr. Harris said he believes the project will improve that end of Caroline Street. Ms. Weitzman said the applicants should be commended for working to improve the design and address the finer points

of the guidelines. She asked how the brick return would be treated. Mr. Shadbolt said the doors would have an aluminum frame covering the brick return.

Ms. Schwartz said that the Board should specify that the light fixtures would be attached through the mortar joints of the building.

Mr. Van Zandt made a motion to approve the application in accordance with the staff recommendation and with the condition that the lighting fixtures would be attached through the mortar joints. Ms. Pates seconded. The motion carried 5-0.

GENERAL PUBLIC COMMENT

There was no public comment.

OTHER BUSINESS

A. Transmittal of Planning Commission Agenda

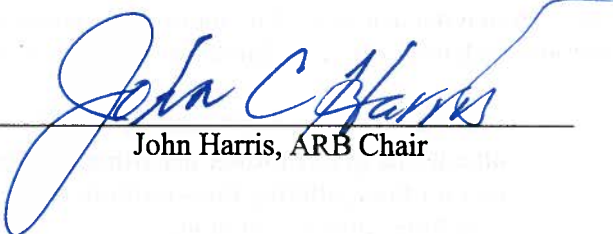
Mr. Gerlach asked if City projects would be exempted from compliance with the UDO in the future. Ms. Schwartz said that she would report back to the Board on this.

B. Transmittal of Certified Local Government Annual Report

Ms. Schwartz shared the annual report for the state's fiscal year 2015-2016 that must be submitted annually to maintain the City's Certified Local Government status.

ADJOURNMENT

Mr. Van Zandt made a motion to adjourn the meeting. Mr. Gerlach seconded. The meeting adjourned at 8:55pm.



John Harris, ARB Chair